

## **5.05.600      EVALUATION OF EXISTING HOUSING PROGRAMS**

The 2004 Housing Element identified a number of programs designed to facilitate affordable housing and quantified the number of units to be achieved through the various programs. An evaluation of the housing programs included in the 2004 Housing Element ultimately informed the policies and programs of the 2009 Housing Element, as several successful programs were carried over to the 2009-2014 planning period, and some less successful programs were modified.

### **5.05.610      EFFECTIVENESS OF THE 2004 HOUSING ELEMENT**

The eight-year housing need between 1999 and 2006 presented in the 2004 Housing Element called for 74 new units. Town records show that during the period of 1999 through 2006, 92 new units were built, exceeding the goal of 74 units. Therefore, the 2004 Housing Element was highly effective in meeting its RHNA allocation.

The main factors that allowed the Town to reach its goal, was the development of 63 high density units near the South San Francisco BART Station, the development of an additional 18 townhome units, and the development of several single family units within the Sterling Park neighborhood. There has also been additional development interest in other vacant or underutilized parcels within Town, including parcels near the Colma BART Station, however no development activity has taken place nor any development permits issued.

### **5.05.620      APPROPRIATENESS OF THE 2004 HOUSING ELEMENT POLICIES AND PROGRAMS**

Several of the policies and programs of the 2004 Housing Element were deemed to remain appropriate and have been carried over to the 2009 Housing Element. The 2004 Housing Element included seven objectives that have been deemed to remain appropriate in the 2009 Housing Element.

However, there were several changes to the programs identified to implement the objectives. These changes include, updates (minor changes,

usually to reflect actions that have occurred since the 2004 Housing Element), revisions (significant changes, to reflect changes in housing law), removals (striking of a program that is no longer relevant or appropriate) and replacement (wholly replacing a policy with one of similar intent).

The following programs from the 2004 Housing Element have been updated in the 2009 Housing Element:

- **Program 1.2 “Second dwelling unit ordinance”** updated to reflect the ordinance adopted after the 2004 Housing Element permitting second dwelling units in the “R” zone and prohibiting second dwelling units in Sterling Park.
- **Program 2.1 “Mixed use district”** updated to clarify that mixed uses are permitted on parcels zoned as “Planned Development”, and that these parcels may include high density, multi-unit residential developments.
- **Program 2.3 “Density bonus provisions for affordable housing”** updated to reflect the Inclusionary Zoning Ordinance adopted by the Town in December 2005, which provides density bonuses to qualifying residential developments that include sufficient numbers of affordable units.

The following program from the 2004 Housing Element has been revised significantly in the 2009 Housing Element:

- **Program 5.7 “Permit, encourage and promote emergency and transitional shelters”** revised to reflect the new regulations of Senate Bill 2, effective January 1, 2008, requiring jurisdictions to permit by-right emergency shelters capable of meeting the Town’s unmet need.

The following programs from the 2004 Housing Element have been removed from the 2009 Housing Element:

- **Program 3.1 “Evaluate and revise, as necessary, existing policies for housing accessible to persons with disabilities”** removed because this program was completed in 2004.

- Program 6.2 “Maintain up to date information on energy conservation and solar design standards and techniques” removed because the goal of this policy is not housing related so much as energy efficiency related. Issues regarding the encouragement of solar energy provision are more appropriately dealt with through adoption of a Town climate action plan, or Town green building standards.
- Program 7.2 “Establishment of single family residential zoning in Sterling Park neighborhood” has been removed because this action has already been implemented.

The following program from the 2004 Housing Element has been replaced with a new program of similar intent in the 2009 Housing Element:

- Program 3.2 “Parking Variance Relaxation for Elderly and Special Needs Housing” has been removed as the relaxation of parking standards is dealt with through Planned Development process, which allows for site-specific and development-specific standards to be approved.
- Program 6.1 “Educate homeowners and builders to incorporate energy conservation features in remodeling and new construction” has been replaced with Program 6.1 “Assess the need for greenbuilding regulations as part of the Town’s current efforts to address global climate change and energy conservation” because the Town is undertaking studies aimed at determining appropriate climate change policies for Colma. As part of the study green building standards and guidelines will be looked as a potential part of climate change policy programs.

#### **5.05.630        ADEQUATE SITES IMPLEMENTATION AND REZONING**

No rezoning was required to provide adequate sites to meet the unit need described in the 2004 Housing Element. However, amendments to the municipal code, including the adoption of an Inclusionary Housing Ordinance and the adoption of a Second Units Ordinance were identified in

the 2004 Housing Element. These zoning revisions took place during the 1999 – 2006 planning period, as required. Therefore, Colma is in compliance with Assembly Bill 1233, which requires that necessary rezoning identified by the previous housing element be adopted within a specific time frame.

#### **5.05.640        PROGRESS IN IMPLEMENTATION**

Each policy in the 2004 Housing Element is evaluated below, in *Table H-22*. The original objective and program, progress towards implementing the program, and the results of the program are shown.

*Table H-22: Evaluation of 2004 Housing Element Objectives and Programs*

Program	Status	Goal	Results
<b>1. Encourage construction of single family detached homes in the Sterling Park and conserve the existing neighborhood.</b>			
<b>Program 1.1 Mobile Home and Manufactured Housing Design Standards Ordinance.</b>	Ongoing  <u>Responsible Agency:</u> Planning Department	2 new units	Ongoing. 0 new mobile home units were constructed in Sterling Park.  Most builders and property owners have been interested in building new buildings, as opposed to placing mobile homes or manufactured homes on empty Sterling Park lots.
<b>Program 1.2 Second Unit Ordinance.</b>	June 2003  <u>Responsible Agency:</u> Planning Department	To promote second unit development in appropriate areas.	Goal achieved. A second unit ordinance was adopted by the Town.
<b>2. Provide incentives that encourage affordable high-density residential uses near major regional transportation facilities.</b>			
<b>Program 2.1 Mixed Use District.</b>	Ongoing  <u>Responsible Agency:</u> Planning Department, City Council	20 - 30 units	Ongoing. 0 new units have been developed as part of a mixed use development.

Program	Status	Goal	Results
<b><i>Program 2.2 Sewer User Fee Waiver.</i></b>  This housing program is designed to encourage the development of housing units by the Town paying ongoing sewer usage fees for the residents.	Ongoing  <u>Responsible Agency:</u> Planning Department, Public Works	All new housing	Ongoing. 11 single family units have been constructed in Sterling Park, each of which has sewer usage fees paid for by the Town.
<b><i>Program 2.3 Adopt Density Bonus Provisions for Affordable Housing.</i></b>  This program involves revising the Zoning Ordinance general provisions to recognize Government Code Section 65915 requiring local governments to grant density bonuses to developers who set aside at least 20 percent of the total units in a development of five or more units are affordable to low income persons or families; or 10% of units are affordable to very low income persons or families; or 50% of the units are affordable to senior citizens or the disabled, qualifying residents as defined in Section 51.3 of the California Civil Code.	Proposed (Target date July 2004)  <u>Responsible Agency:</u> Planning Department, City Council	Goal achieved. Colma adopted an ordinance that includes density bonuses to developers meeting the criteria set in Government Code Section 65915.	

Program	Status	Goal	Results
<p><b>Program 2.4 High-Density Housing Near Colma and South San Francisco BART Stations.</b></p> <p>The Council in 1999 amended the General Plan residential density policy applicable to property fronting on Mission Street between B, C and D Streets and to two large vacant properties fronting onto the west side of Mission Road immediately adjacent to the future South San Francisco BART Station to encourage high density residential facilities in the vicinity of the Colma and South San Francisco BART Stations.</p> <p>At the Colma BART Station, policies suggest that rooflines exhibit a pitched roof treatment and that the east facade of all structures not exceed two stories above the adjacent R-S Zoning District..</p>	<p>Ongoing</p> <p>63 townhouse units approved near SSF BART station.</p> <p><u>Responsible Agency:</u> Planning Department, City Council</p>	<p>22 units at area of Colma BART Station and 63 units at area of South San Francisco BART Station</p>	<p>Ongoing.</p> <p>While developer interest has been shown in parcels near the Colma BART station, no action has been taken.</p> <p>63 units were developed near the South San Francisco BART Station.</p>

**3. Provide housing accessible to persons with special needs and the elderly.**

Program	Status	Goal	Results
<i><b>Program 3.1 Evaluate and revise, as necessary, existing policies for housing accessible to persons with disabilities.</b></i>	The City will conduct an evaluation by June 2004 and if any constraints are found, the City will take subsequent actions by December 2004.	To analyze current policies and regulations and take steps to remove limitations.	Ongoing. The Town adopted a reasonable accommodations ordinance to help meet the needs of those who may require housing retrofits to improve accessibility.
<i><b>4. Encourage higher density clustered development on vacant parcels large enough to accommodate a Planned Development concept.</b></i>			
<i><b>Program 4.1 Allow Planned Development Zoning Provisions for Use with Larger Lot Development Proposals.</b></i>	Ongoing	20 new units <u>Responsible Agency:</u> Planning Department	Ongoing. 81 new units have been developed as part of two separate Planned Development projects.

**5. Assist citizens in locating and retaining affordable housing and promote equal housing opportunity and Fair Housing.**

Program	Status	Goal	Results
<b>Program 5.1 Provide Knowledgeable Housing Referral.</b>	Ongoing  <u>Responsible Agency:</u> Planning Department	Assist in locating affordable housing	Ongoing. Town staff continues to provide knowledgeable assistance to those seeking housing opportunities.
The Colma Planning Department will retain a listing of major agencies and organizations active in housing related services in nearby cities and a listing of relevant regional, state and federal offices providing project funding and individual assistance. In particular, persons requesting information or assistance relative to Fair Housing discrimination complaints shall be referred to the County Community Services Department and provided with State and Federal printed information concerning Fair Housing Law and rights. Local fair housing policies will be posted for public review at the Town Hall, Colma Community Center, and Senior Housing Complex.	Ongoing  <u>Responsible Agency:</u> Planning Department	Assist and promote organizations that provide affordable housing options.	Ongoing. Town continues to promote and assist housing organizations in the region.
<b>Program 5.2 Continue support of the Human Investment Project (HIP).</b>	Ongoing  <u>Responsible Agency:</u> Planning Department		
The Town supports the Human Investment Project (HIP), which provides affordable housing opportunities to residents of San Mateo County such as a Homesharing Program for the elderly and roommate referral. Information about HIP is periodically printed in the Town's monthly newsletter.			

Program	Status	Goal	Results
<b><i>Program 5.3 Section 8 Rental Assistance.</i></b>  By this program, the Town will actively encourage very-low income households to apply to the San Mateo Housing Authority for rent subsidies. Information on application dates and contacts will be disbursed to the community by the Colma Planning Department, in addition to the Housing Authority's local advertisement. The Town's existing newsletter, mailed to all households, is also utilized to distribute information.	Ongoing  <u>Responsible Agency:</u> Planning Department	Continue to have 4 subsidized households; with the addition of 2 more	Ongoing. Colma currently has a total of 12 households that receive federal rental assistance vouchers through the Housing Authority.
<b><i>Program 5.4 Senior Housing Complex.</i></b>  Through this program the Town maintains and manages their 18-unit Senior Housing Complex on El Camino Real and will set a rental structure appropriate to the individual tenant's income.	Ongoing  <u>Responsible Agency:</u> Town Administration	Maintain full occupancy of all 18 units and fund a resident-manager position.	Ongoing. The senior housing complex continues to maintain at or near full occupancy.
<b><i>Program 5.5 Maintain Up-to-Date Housing Records.</i></b>  Through this program a master list of total housing units and the estimated population will be maintained by the City Planner and updated annually using building records.	Ongoing  <u>Responsible Agency:</u> Colma Planning Department and City Council	Keep track of housing	Ongoing. Staff has continued to maintain up-to-date housing records.

Program	Status	Goal	Results
<b><i>Program 5.6 Planner Responsibility to Promote Affordable Housing and Mixed-Use.</i></b>	Ongoing <u>Responsible Agency:</u> Planning Department and City Council	Facilitate affordable housing	Ongoing. Staff has continued to promote affordable housing and mixed use development proposals.
	At the time first contact is made with Town staff, developers will be alerted by the City Planner to the Town's desire to provide a wide range of housing, including units affordable to lower income households. The Planner will inform prospective developers of the numerous alternatives for financing the construction of affordable housing units and provide them with a list of vacant and underutilized properties in Colma.		Ongoing. Town staff has continued to provide ongoing promotion of available homeless emergency and transitional shelter resources.
<b><i>Program 5.7 Town Responsibility to Promote Emergency and Transitional Shelter.</i></b>	Ongoing <u>Responsible Agency:</u> Colma Planning Dept., Daly City Community Services Ctr., Daly City Emergency Food Pantry, County Family Hsg. & Homeless Trust Fund	Facilitate emergency and transitional shelter for those needing these services	Ongoing. Facilitate emergency and transitional shelter for those needing these services
	By this program the Town will maintain a list of homeless assistance resources, as in Appendix C, and maintain communication with Daly City Community Services Center (Telephone: 991-8007) in order to better facilitate the provision of adequate emergency and transitional housing to Colma residents. The Town will also continue to support the Shelter Network of San Mateo County that provides emergency shelter and transitional housing, the Daly City Emergency Food Pantry, and the North County Emergency Shelter Project.		

Program	Status	Goal	Results
<b>6. Recommend and promote energy conservation in existing and new housing.</b>  <i>Program 6.1 Educate Homeowners and Builders to Incorporate Energy Conservation Features in their Remodeling and New Construction.</i>  Colma Planning Department will maintain and distribute Federal and State printed information on passive and active solar design, insulation techniques, utility bill savings, interest free utility loans, and tax advantages of energy conservation techniques.	Ongoing  <u>Responsible Agency:</u> Planning Department	Facilitate energy efficient housing	Ongoing. Town staff has continued efforts to educate residents and developers of energy conservation issues related to building energy use.
 <i>Program 6.2 Maintain Up-to-Date Information on Energy Conservation and Solar Design Standards and Techniques.</i>  The City Planner will encourage builders and remodelers to incorporate solar energy design and energy conservation components into new construction during the initial design review phases of development applications.	Ongoing  <u>Responsible Agency:</u> Planning Department	Facilitate energy efficient housing	Ongoing. Town staff has continued efforts to encourage builders to incorporate energy conserving design into new projects.
<b>7. Promote the conservation and improvement of the condition of existing housing stock, and encourage remodeling and expansion efforts by home owners.</b>			

Program	Status	Goal	Results
<i><b>Program 7.1 Maintain and expand financing opportunities for housing rehabilitation and conservation.</b></i>  The City Council will continue their agreement with the County of San Mateo to offer information on various rehabilitation loan programs. These programs are designed to assist low and very-low income homeowners in rehabilitating their existing residences, or property owners to rehabilitate rental housing.	Ongoing  <u>Responsible Agency:</u> Planning Department, City Council	4 improved properties	Ongoing. Town staff continues to provide information to homeowners regarding loan and other rehabilitation opportunities.
<i><b>Program 7.2 Establishment of single-family residential zoning in Sterling Park neighborhood.</b></i>  Through the establishment of the R-S zoning district, the Town has stabilized and conserved housing in Sterling Park, the Town's only residential neighborhood. This ordinance protects the characteristics that attract residents to the Sterling Park neighborhood by regulating elements such as the lot size, building height, building setback and design components.	Ongoing  <u>Responsible Agency:</u> Planning Department, Colma City Council	Completed. The R-S zoning district continues to maintain single family residential zoning in the Sterling Park neighborhood.	
<i><b>Program 7.3 Active Participation in "Rebuilding Together Peninsula".</b></i>  In addition, the Town annually participates in the "Rebuilding Together Peninsula" (formerly "Rebuilding Together with Christmas in April") program organized by the Mid-Peninsula Housing Coalition. Through this program Colma citizens volunteer to rehabilitate a residence in the area, so their neighbors can live in warmth, safety and independence.	Ongoing on an annual basis	5 improved properties.	Ongoing. Rebuilding Together has improved 1 property in the Sterling Park neighborhood.

Program	Status	Goal	Results
<b><i>Program 7.4 Expand and enhance the Minor Housing Repair Grant Program.</i></b>  The Minor Housing Repair Grant Program provides grant for repair of minor items such as unsafe walkways and porches, installation of insulation and dual-pane windows and energy-efficient appliances. The grants may also be used for major repairs such as new roofs or foundation work. Unless extended by the City Council, the program is set to expire in December 2008.	Program set to expire December 2003, unless extended.  <u>Responsible Agency:</u> Planning Department	25 improved properties	Although this specific program ended in 2003, the Town will be looking at investing in a similar program during the 2009-2014 planning period.
<b><i>Program 7.5 Establish a low-interest loan program for very-low, low, and moderate income homeowners.</i></b>  The Town will work to establish a low-interest loan program for rehabilitation of residential properties owned by those with very-low, low, and moderate income.	Loan Program: 2005/2006  <u>Responsible Agency:</u> Planning Department	Improve 20 properties per year	Not complete. Town did not establish a low-interest loan program.
<b><i>Program 7.6 Underground Utilities in the Mission Road Corridor to improve Community Commitment to Neighborhood Pride.</i></b>  The Town will work with P.G. & E. to fund the undergrounding of utilities in the Mission Road corridor. It is hoped that this program will encourage private property improvement through the beautification of the neighborhood.	Proposed (Target Date: 2006-2015)  <u>Responsible Agency:</u> Planning Department, Public Works	Volunteer improvement of two properties per year	Partially complete and ongoing.

Program	Status	Goal	Results
<p><b><i>Program 7.7 Use Nuisance Abatement and Property Maintenance process to Improve Individual Properties and Neighborhood Pride.</i></b></p> <p>The Town will actively pursue compliance by property owners on laws related to property maintenance, compliance with permit conditions and compliance with construction and zoning codes in order to correct conditions of visual blight and to protect property values.</p>			<p>Ongoing. Town staff has continued to enforce building and zoning codes to improve safety and improve neighborhood properties.</p>